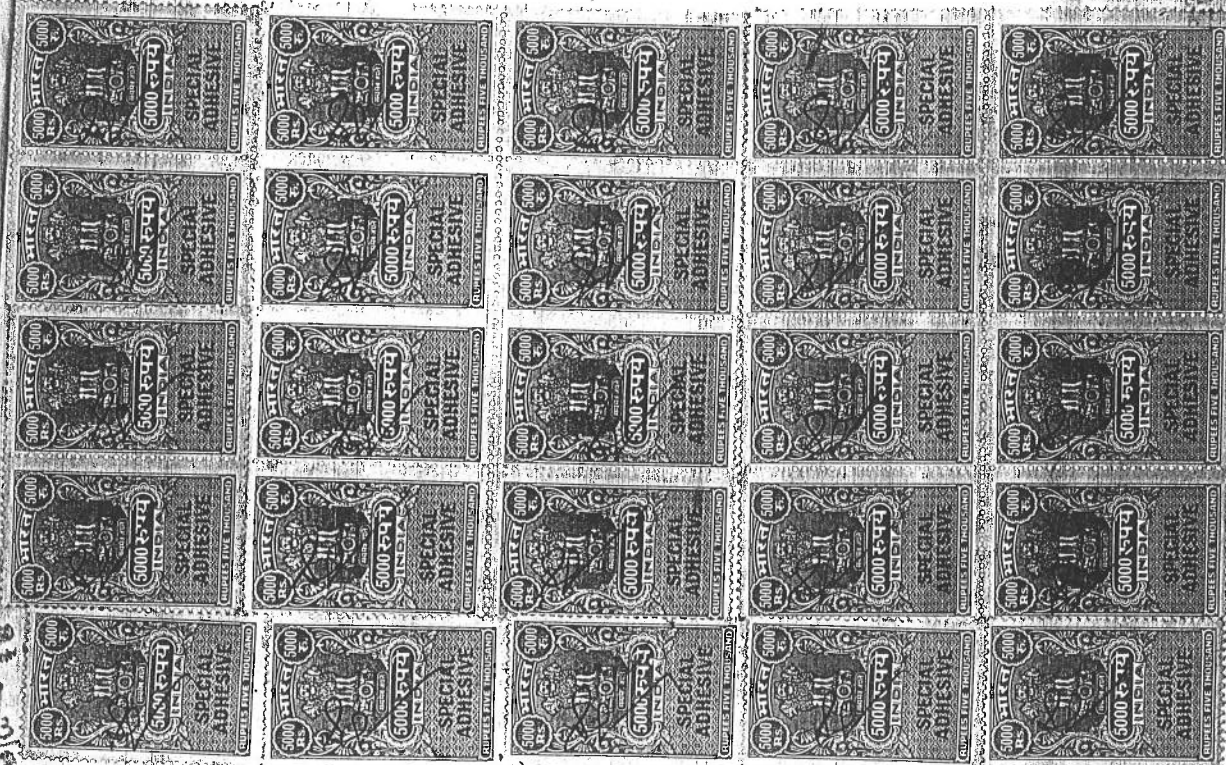


750

I 686



Presented by
Deputy of the office
of C.E.O., H.A.A.

Total amount Rs. 1,66,60,165/-
Stamp paid Rs. 23,32,745/-

35(vi)

A 5,13,150.00
E 5,13,157.00

Stamp paid Rs. 23,32,745/-
A 5,13,150.00
E 5,13,157.00
Total Rs. 10,26,307.00

Addl. Dist. Sub-Registrar,
Gadchahat, Dt.-Midnapore

Chief Executive Officer
Haldia Development Authority

07 MAR 2000

This INDENTURE OF LEASE made this - 7th - day of the month of March in
the year Two Thousand between the GOVERNOR OF THE STATE OF WEST

STAMP AFFIXED BY
1/8/2000
PRINTED BY
MCC PTA INDIA CORP. PRIVATE LIMITED

For MCC PTA India Corp. Private Limited
Director

Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited

Director

23,32,745/-

11:30 A.M. / P.M.
 07th day of March
 2000, at the office of
 Chief Ex. Officer, H.D.A.
 Kenzo Tamura



Kenzo Tamura

adfoot
 Addl. Dist. Sub-Registrar,
 Satahata, Dt.-Midnapore
 07 MAR 2000
 For MCC PTA India Corp. Private Limited
Kenzo Tamura
 Director;
 T. I dispensed with Person
 Known to me.

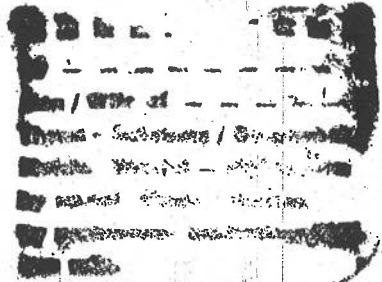
adfoot
 Addl. Dist. Sub-Registrar,
 Satahata, Dt.-Midnapore,
 07.3.2000

Lavis
 Chief Executive Officer
 Haldia Development Authority
 T. I dispensed with Person
 Known to me.

adfoot
 Addl. Dist. Sub-Registrar,
 Satahata, Dt.-Midnapore,
 Identified by me 07.3.2000

R pcc
 Assistant Executive Officer
 HALDIA DEVELOPMENT AUTHORITY

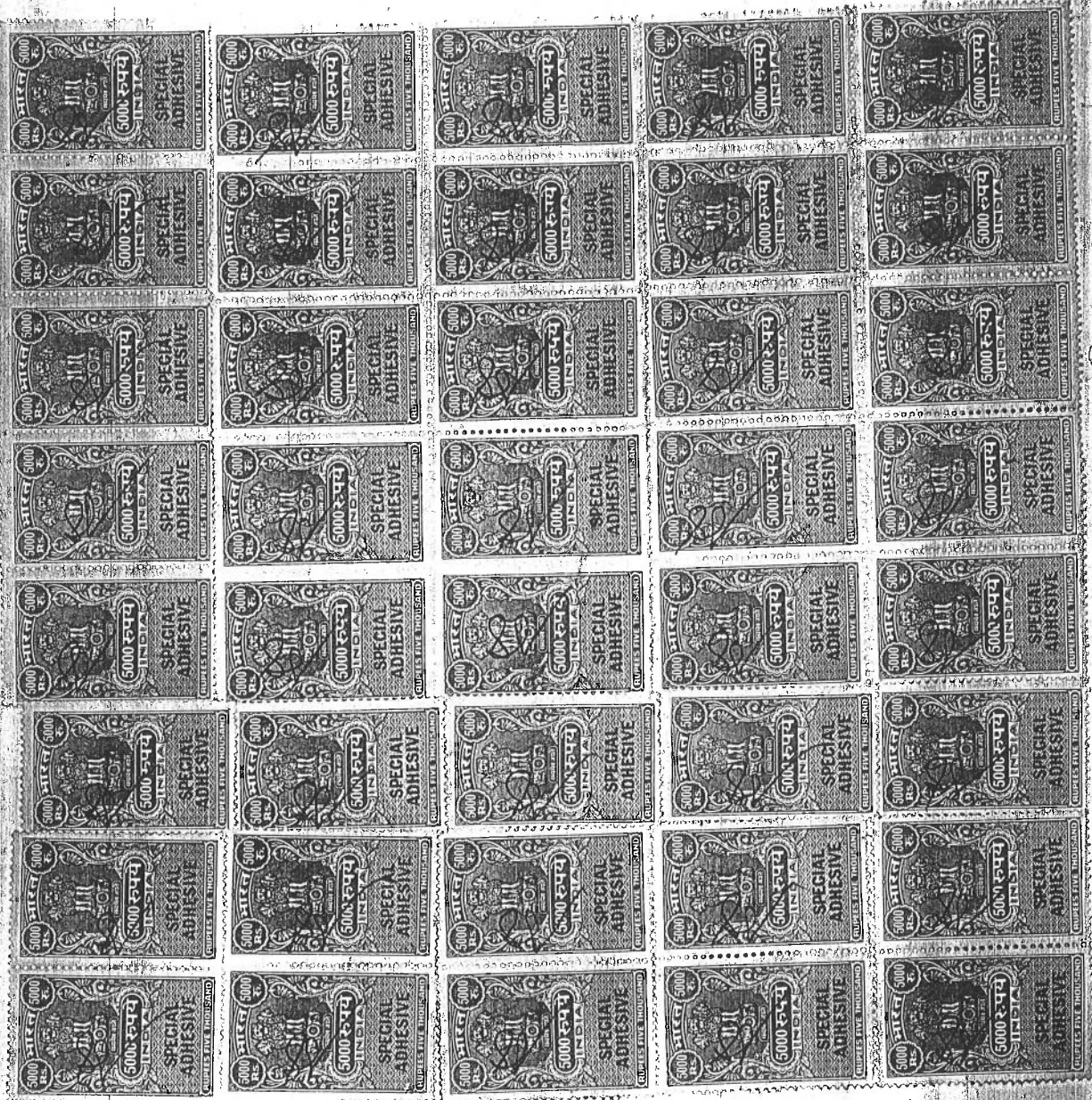
Prosecution is admitted by
 1) Aatiz Aftab
 Chief Executive Officer
 Haldia Development Authority
 2) Kenzo Tamura
 Director;
 MCC PTA India Corp.
 Private Limited



Identified by
Ste P. K. Mukhopadhyay
 Assistant Executive Officer
 Haldia Development Authority
 Addl. Dist. Sub-Registrar,
 Satahata, Dt.-Midnapore,
 Identified by me 07.3.2000

adfoot
 Addl. Dist. Sub-Registrar,
 Satahata, Dt.-Midnapore,
 Identified by me 07.3.2000

07 MAR 2000




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29
1/3/2000

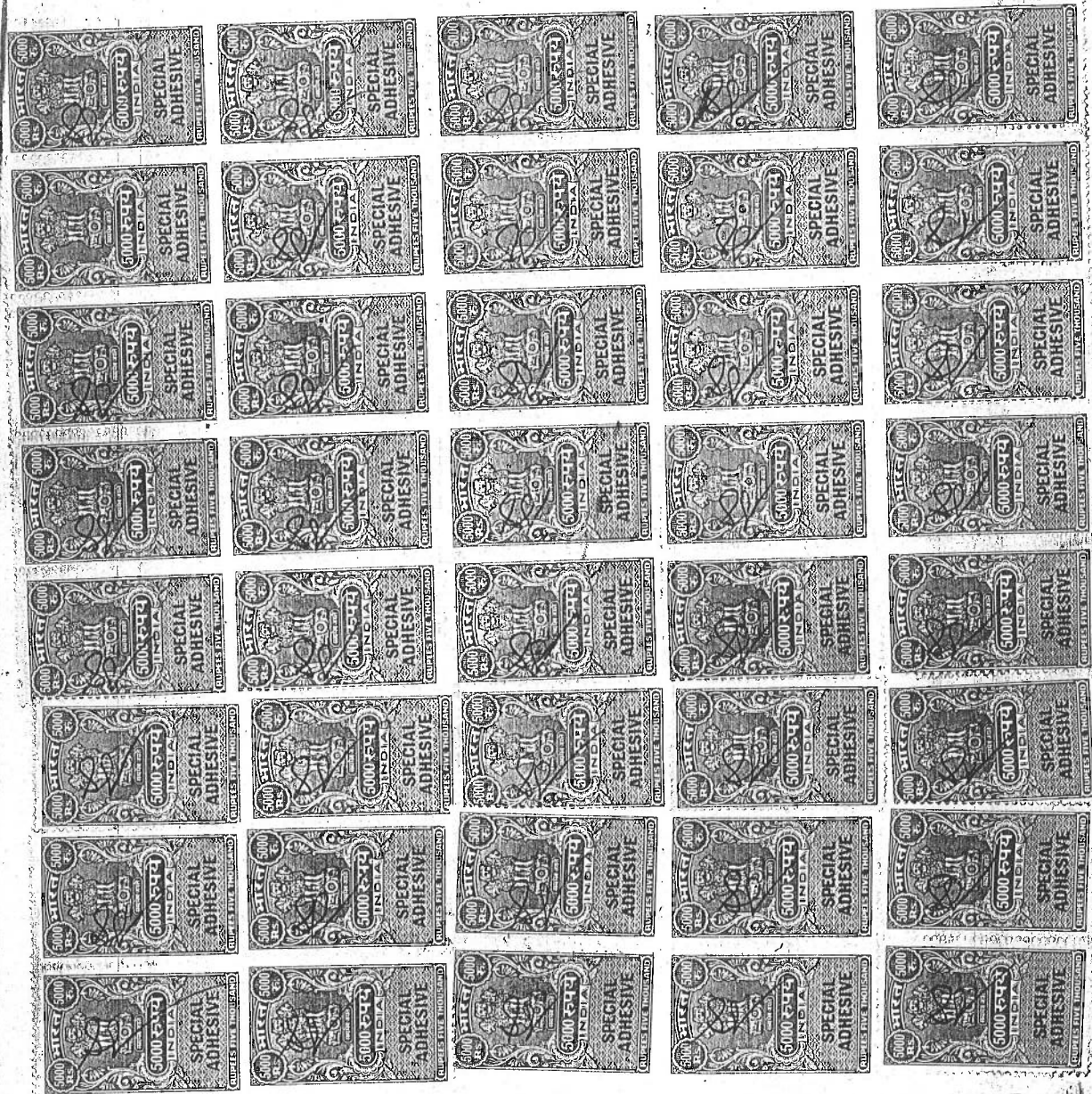
POSTAGE COLLECTOR

BENGAL, represented by the Special Officer, Urban Development (T & CP)
Department, Government of West Bengal & Chief Executive Officer, Haldia

For MCC PTA India Corp. Private Limited


Chief Executive Officer
Haldia Development Authority


Director



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1/2/2000

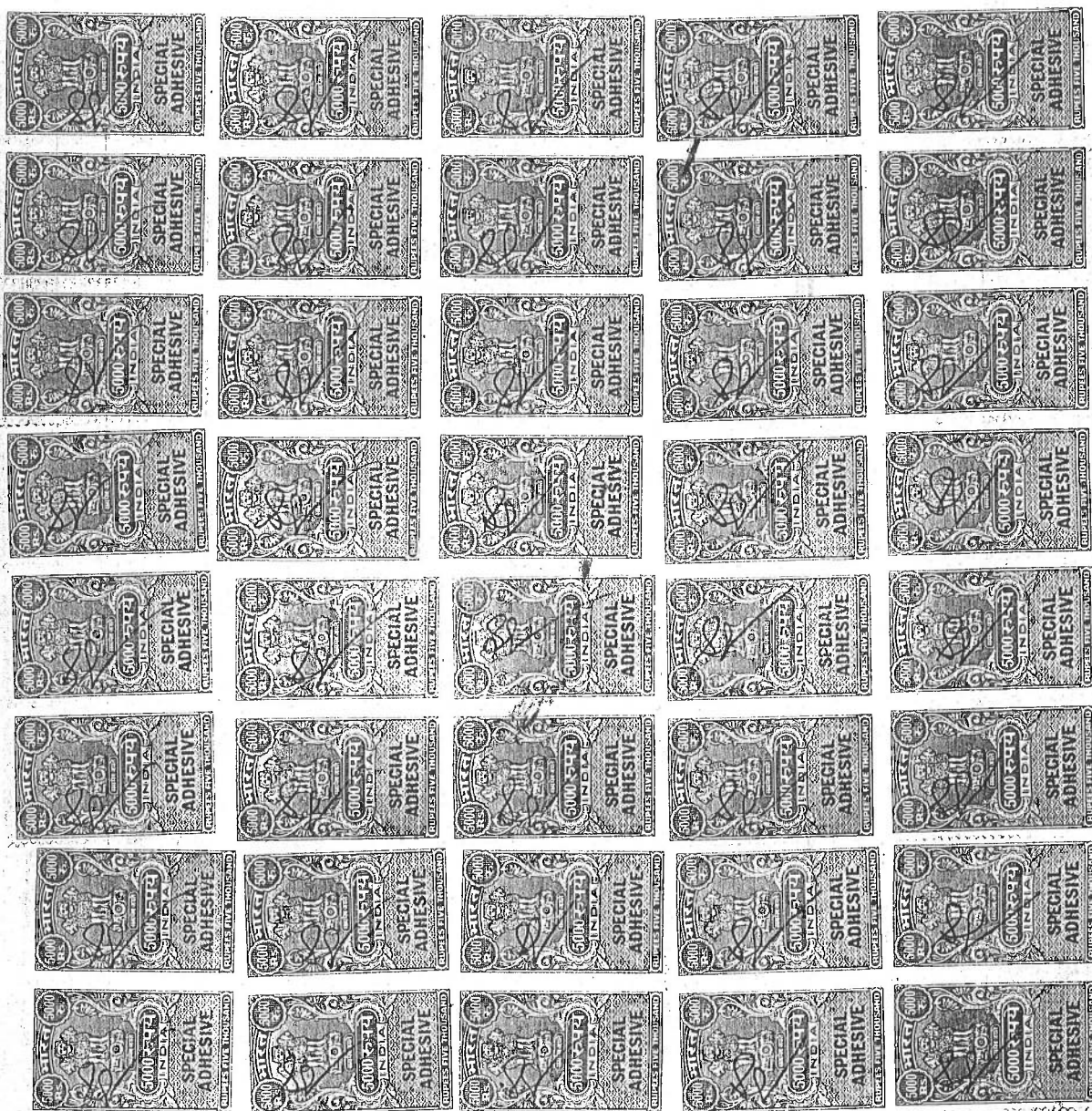
PRINTED IN INDIA

Development Authority, a statutory body under the Government of West Bengal, having its office at Durgachak, Haldia, Dist. Midnapore, hereinafter referred to as the "LESSOR"

Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited

RA
Director



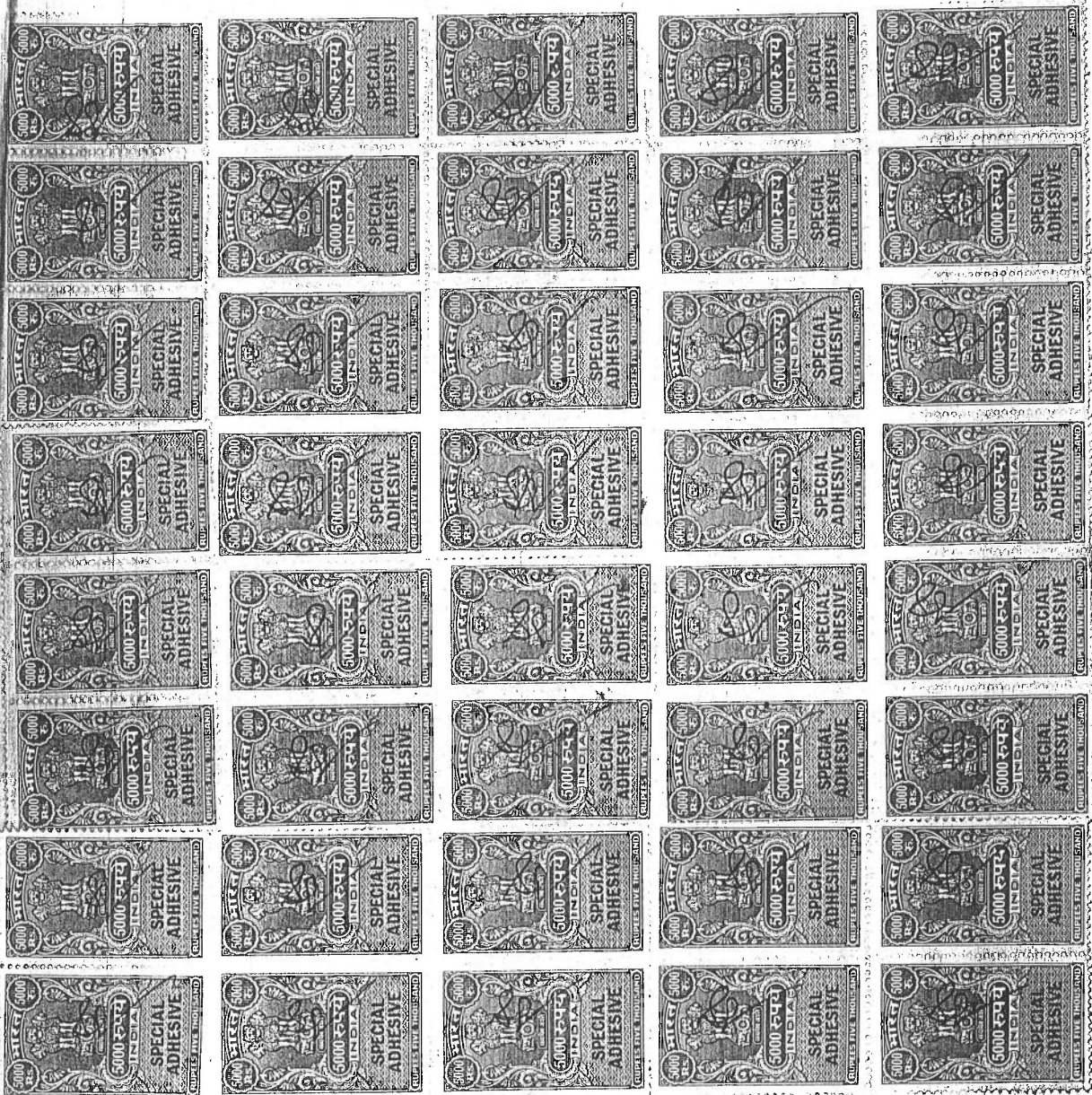
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STAMP AFFIXED BY

(which expression shall unless excluded by or repugnant to the subject or context means
 and includes its successor or successors in interest) of the ONE PART and MCC PTA

[Signature]
Chief Executive Officer
Baldia Development Authority

For MCC PTA India Corp. Private Limited

[Signature]
Director




STAMP AFFIXED BY

1/3/2000

POSTAL INSPECTION UNIT

INDIA CORP. PRIVATE LIMITED, a company registered under the Indian Companies Act, 1956 having its registered office at Siddha Point (4th floor), 101 Park Street,


Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited


Director




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1/3/2000

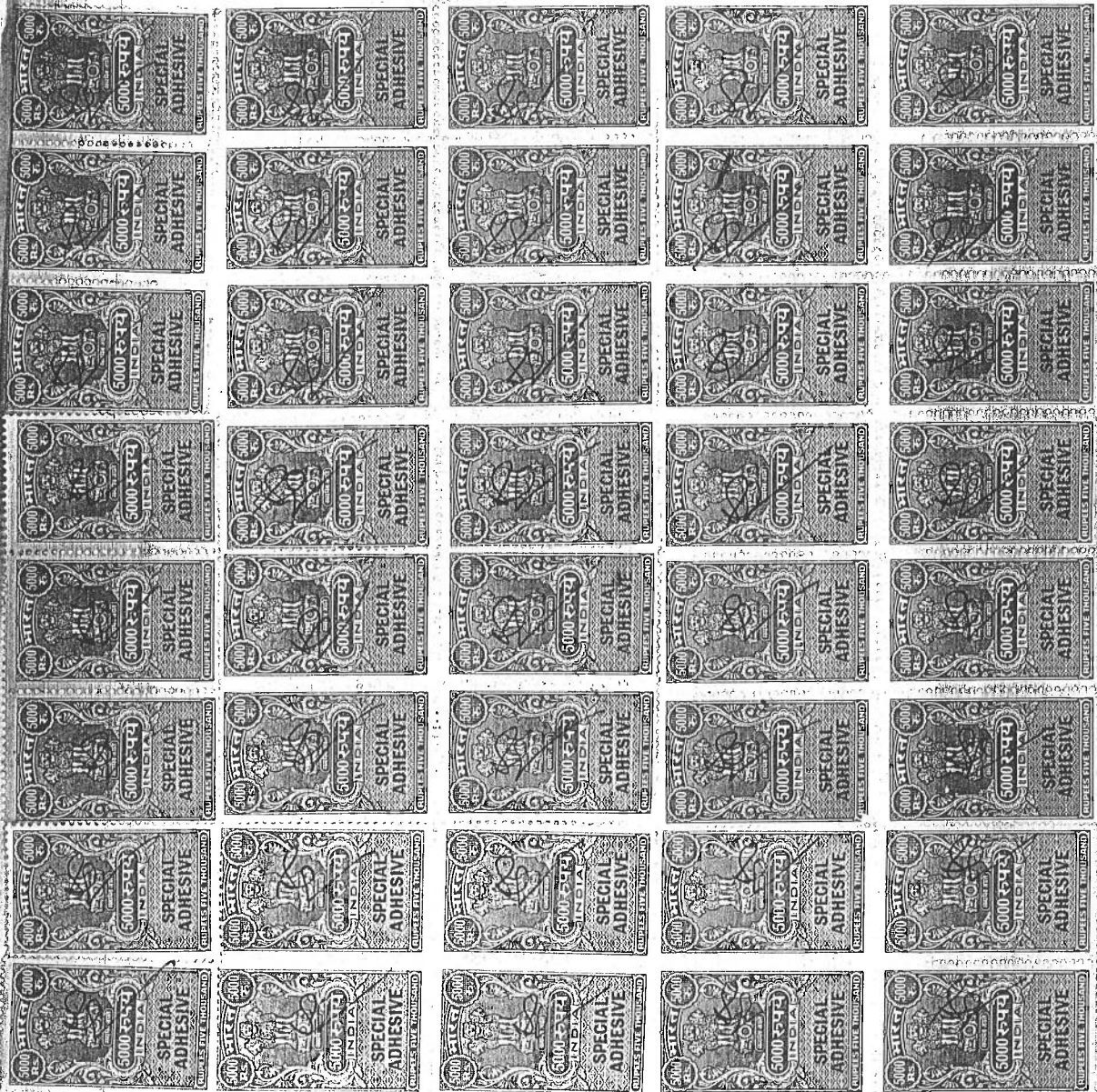
THE POSTMASTER GENERAL
CALCUTTA

Calcutta 700016, hereinafter called the "LESSEE" (which expression shall, unless excluded by or repugnant to the context be deemed to include its assignees / partners and


Chief Executive Officer
Baldia Development Authority

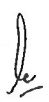
For MCC PTA India Corp. Private Limited


Director



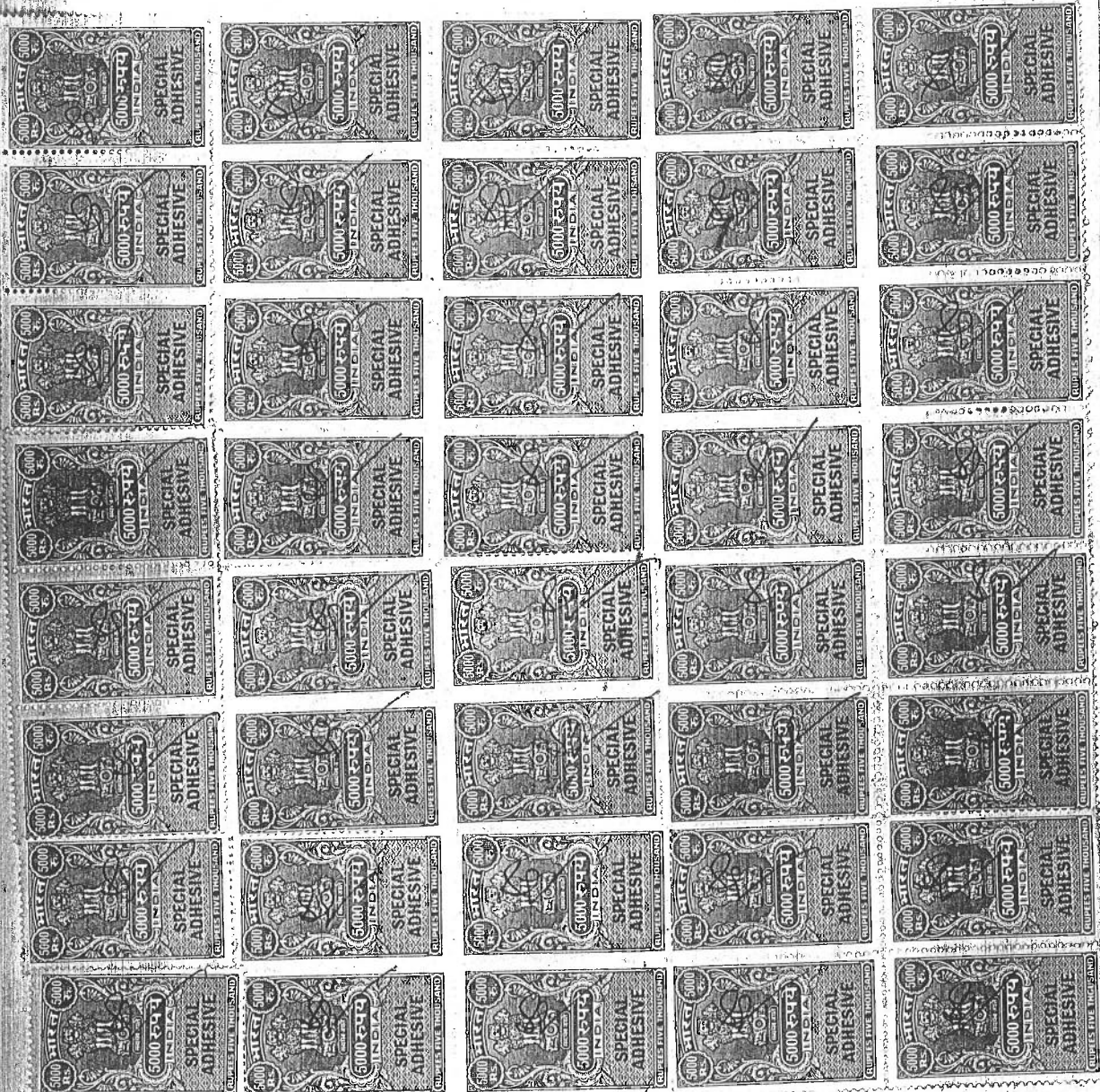
STAMP AFFIXED BY
 1/3/2000
 RINTEN POST

their respective Executors, administrators, representatives and permitted assignees for the time being) of the OTHER PART .


 Chief Executive Officer
 Balda Development Authority

For MCC PTA India Corp. Private Limited


 Director



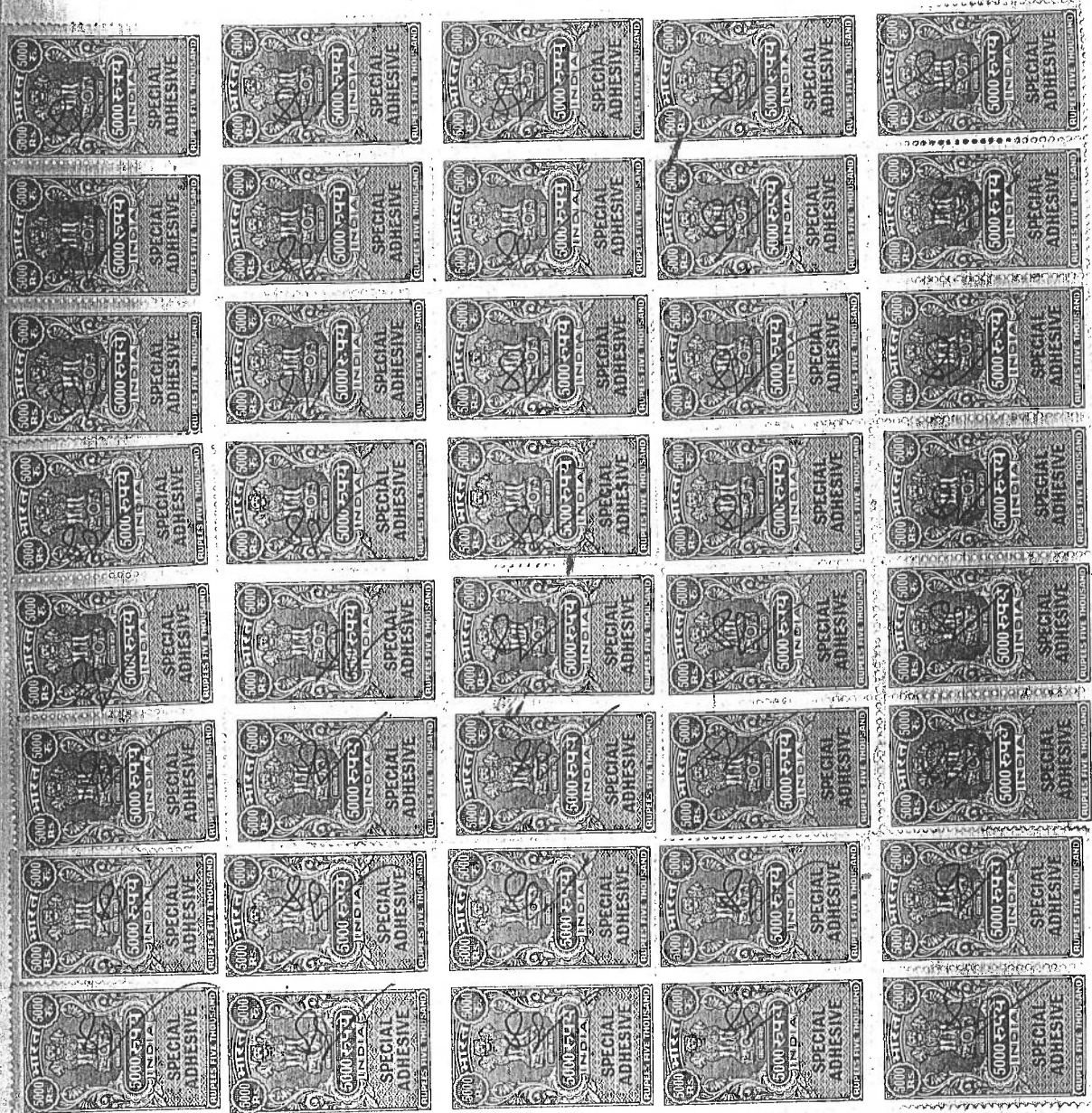
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88
1/3/2000

WHEREAS the Lessee applied to the Lessor for about 500 acres of land in Haldia on lease for the purpose of building a factory (PTA Project) for the manufacture of Purified Terephthalic Acid ;

Chief Executive Officer
Haldia Development Authority

For **MCC PTA India Corp.** Private Limited

Kt
Director



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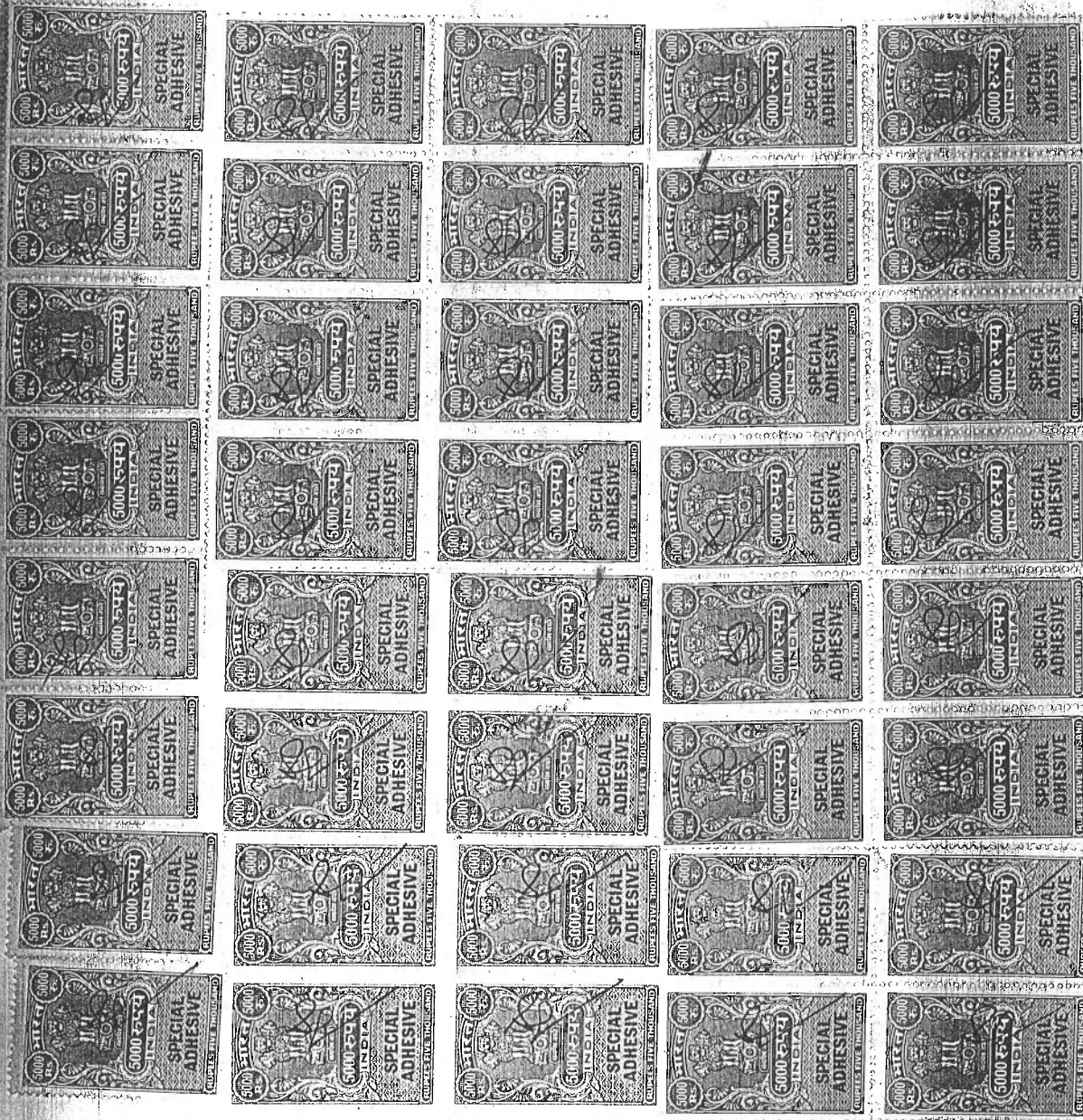
11/3/2000

AND WHEREAS in the course of negotiation with respect to the lease of the land above mentioned (referred to hereinafter as the Project Land) the Haldia Development


 Chief Executive Officer
 Haldia Development Authority

For MCC PTA India Corp. Private Limited



 Director



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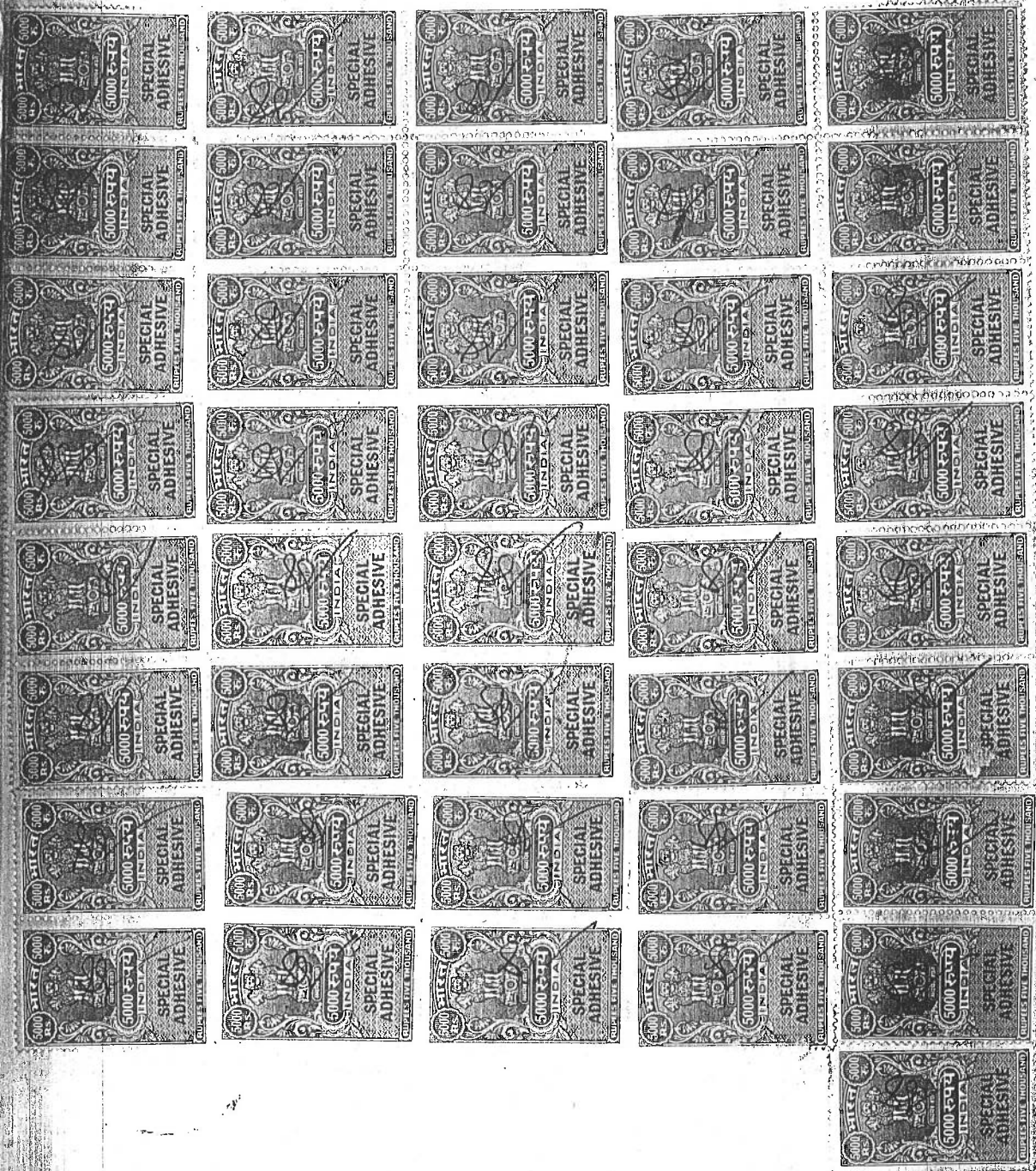
1/3/2000

Authority, Lessee and West Bengal Industrial Development Corporation Limited entered into a Deposit Agreement on July 22, 1997 (the 'Deposit Agreement') which, inter alia,


Chief Executive Officer
Baldia Development Authority

For MCC PTA India Corp. Private Limited


Director




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1/3/2000

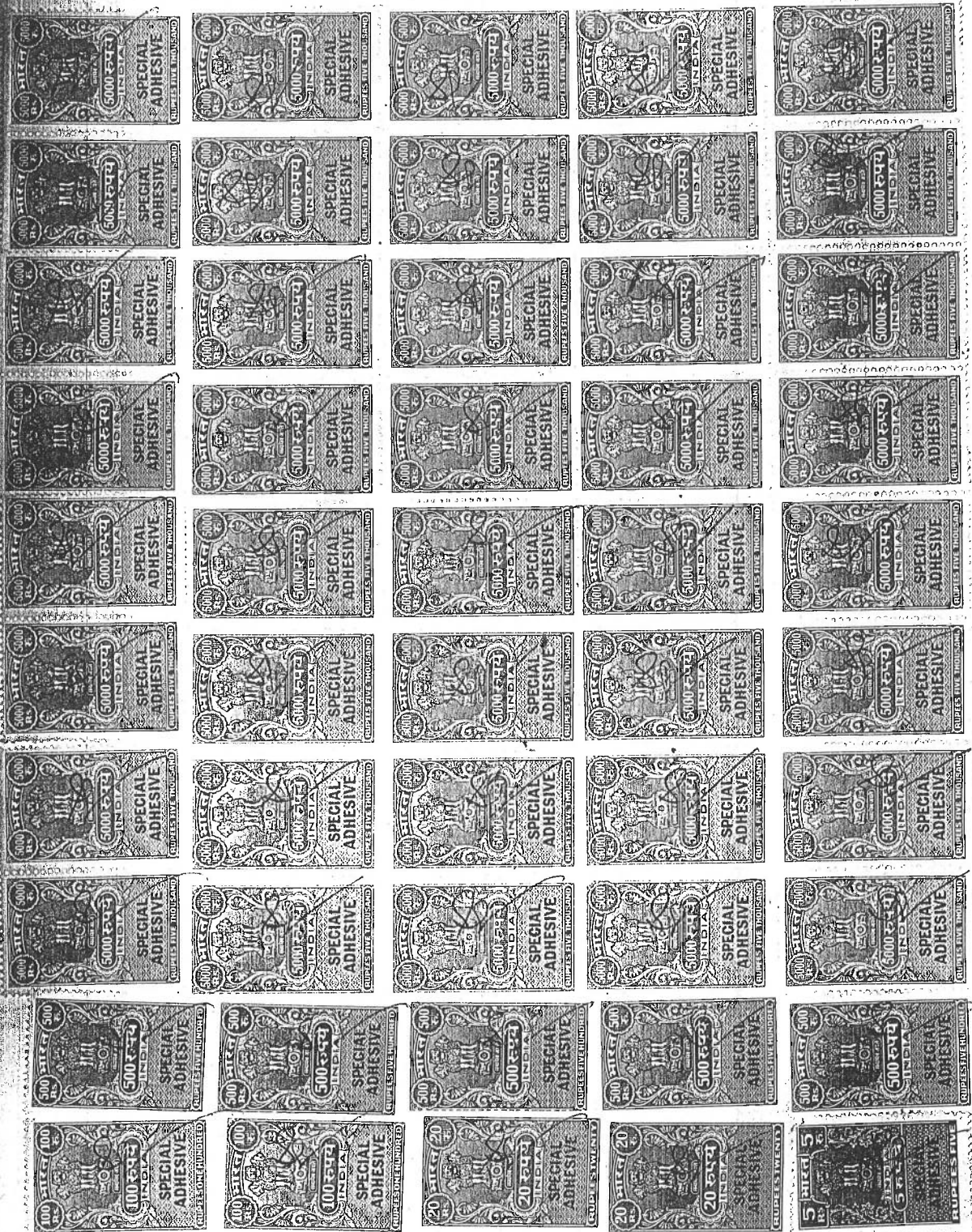
provided that the Project Land would be made available to the Lessee in phases;

AND WHEREAS in the first phase some land in mouza Bhuniaraichak and four other


Chief Executive Officer
Baldia Development Authority

For MCC PTA India Corp. Private Limited


Director



STAMP AFFIXED BY

13/2000

✓ mouzas in Police Station Durgachak measuring more or less 212.27 acres was acquired

under the provisions of the West Bengal Industrial Infrastructure Development

le
Chief Executive Officer
Baldia Development Authority

For MCC PTA India Corp. Private Limited

Kit
Director

Corporation Act 1974 (West Bengal Act XXIV of 1974) and Land Acquisition Act, 1894 (Act I of 1894) and the Lessor granted a lease of the said land to the Lessee by an Indenture of Lease executed on 31 May, 1999 and registered in Book No. 1; Volume No. 60; pages from 66 to 108; being numbered 2115 for the year 1999 in the office of the Sub-Registrar, Sutahata, District Midnapore;


AND WHEREAS acquisition of a further area of more or less 111.225 acres of adjacent land has since been completed in the second phase and the Lessee requested the Lessor for the lease of the said 111.225 acres of land which is hereunder mentioned and described in the Schedule hereto and will form an integral part of the Project Land for the PTA factory;

AND WHEREAS the Lessor is willing to lease the land mentioned and described in the Schedule hereto to the Lessee on the terms and conditions mentioned hereinunder;

NOW THIS DEED WITNESSETH AS FOLLOWS :

In consideration of the total premium of Rs.3,83,72,625/- (Rupees three crore eighty three lakh seventy two thousand six hundred and twenty five only) at the rate of Rs. 3,45,000/- (Rupees three lakh forty five thousand) per acre agreed to be paid by the Lessee to the Lessor on or before the execution of these presents in terms of the "Deposit Agreement" by adjustment of the amounts paid or in deposit under the said "Deposit Agreement", the rent hereby reserved and fully mentioned in PART-II of the Schedule hereunder written on the part of the Lessee to be observed and performed, the Lessor doth hereby grant and demise unto the Lessee -

All that piece and parcel of land mentioned and described in PART-I of the Schedule hereunder written (hereinafter referred to as "the demised land") TO HOLD the same


Chief Executive Officer
Baldia Development Authority

For MCC PTA India Corp. Private Limited


Director

unto the Lessee for a period of 90 (ninety) years from the date of the execution of the Lease subject to any earlier termination as set out hereinafter in clause 29 and paying therefore the rents at the time and in the manner mentioned in PART-II of the said Schedule hereunder written.

THE SCHEDULE ABOVE REFERRED TO
PART-I

Particulars of the HOLDING

1. District : Midnapore
2. Name of Mouza : Bhuniarailak, Alichak
3. J.L.No. : 122, 128 respectively
4. Plot Numbers (specified with C.S. No. or R.S. No.): As per enclosed sheet covering 7 pages (Annex-I)
5. Area of Plots : 111.225 acres
6. Name of the Police Station : Durgachak (Previously P.S. Sutahata)
7. Name of the office of the Sub-Registrar : Sutahata

BOUNDARIES OF THE LAND

- North : HDA Land
 East : MCPI Land (Land-I)
 South : HDA Land
 West : Private Land

The demised land is shown in the map / plan hereto annexed within boundaries in red colour (Annex-II).


PART - II

1. The Lessee, to the intent that the obligations may continue throughout the term, hereby covenants with the Lessor as indicated in the Lease deed.

2. The Lessee shall pay the rent of the demised premises to the Special Officer, Urban Development (T & CP) Department, Government of West Bengal and Chief Executive Officer, Haldia Development Authority having its office at the Supermarket Building, Durgachak, Haldia, District Midnapore at the rate of Rs. 1000.00 (Rupees One thousand) per acre per annum throughout the lease term. The annual amount of the rent covering each Twelve (12) month period commencing on April 1 of each year and ending on March 31 of following year (a "Lease Year") shall be payable to a bank account designated by Lessor not later than March 31 of the immediately preceding Lease Year ; provided, however, that the rent for the period from the commencement date of this Lease through March 31, 2000 shall be paid by the Lessee within a month from the date of notice to be issued by the Lessor to Lessee in this behalf.

Notwithstanding the forgoing, there shall be an increase of five percent (5%) in the Rent each year and any such increased Rent shall not exceed the then prevailing rent(s) applicable to other lessees leasing lands from Lessor in Haldia around the Project Land for the same period.

3. Lessor shall raise invoice for the amount of rent payable for each Lease Year at least seven (7) business days prior to the commencement of such Lease Year.
4. In the event that the Lessee should fail to pay any Rent by the due date of payment Lessee shall be obligated to pay the unpaid amount together with interest thereon at the rate of six percent (6%) per annum from the date of default till the date of payment.
5. The Rent shall be subject to withholding and deduction of appropriate taxes at source at the applicable rate. Lessee shall furnish Lessor with the evidence of any such withholding deductions and payment of taxes. No deduction which the Lessor is not bound to pay under law shall be made and that any taxes payable by the Lessee under law shall not be deducted.


Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited


Director

6. In the event of the Lessee holding over after the expiration of the period of these presents, the Lessee shall be bound to pay, for any year subsequent to the expiry of the period of these presents premium and rent at such rates as may be assessed upon the demised land by the Lessor.
7. If the Lessee shall duly and faithfully observe and fulfil the terms, conditions and covenants on the part of the Lessee herein contained, and desire to renew the Lease on the expiration of the Lease Term, Lessor shall renew the lease for a successive period of thirty (30) years on the same terms and conditions, including the rent and renewal provisions hereof ; provided that Lessee shall pay the premium to be agreed upon between the parties hereto for such extended term prior to such renewal. Lessor shall upon each such renewal execute and register all documents, including Lease Deeds, required for continuing the Lease, the costs of stamp duty for and registration of the Lease Deed being always borne by the Lessee.
8. The Lessor shall not, during the Lease Term and any extended term thereof, sell, transfer, mortgage, encumber or permit creation of any third party right in or to the lease hold land or any part thereof.
9. The Lessee shall obtain supply of water required for purposes of the PTA plant in accordance with the separate agreement executed in this behalf between the Haldia Development Authority and the Lessee .
10. Lessor shall assist Lessee in negotiating with West Bengal State Electricity Board (WBSEB) for purchasing from WBSEB electricity necessary for the PTA plant including the construction thereof.
11. Lessor represents and warrants to Lessee that any part of the land has never been used for the storage, treatment or disposal of any hazardous substances or other industrial waste , and that the soil, subsoil, bedrock, surface water and ground water of any part of land are free of any hazardous substances.

12. Lessor shall indemnify and hold harmless Lessee, its officers, directors, shareholders, employees and agents, and their respective successors and assigns, from any claims arising out of or in connection with : (i) the acquisition of land by Lessor ; (ii) any misrepresentation or breach of this agreement ; and (iii) any other cause of action, loss, liability, damage, cost or expense of any nature whatsoever from any third party in respect of any of the transactions contemplated herein in accordance with law.
13. Lessee shall not, in any way, diminish the value of the leasehold land or make any permanent alterations in the same which may impair the value of the land in any way without the prior written consent of Lessor; provided, however, that such restriction shall not be deemed applicable to Lessee's construction of buildings and other facilities on the land and sound use of the leasehold land in the ordinary course of Lessee's business for the implementation of PTA project.
14. Lessee shall not have any underground or sub-soil rights in the land and shall not sell or dispose of any earth, clay, gravel, sand or stone from the land, provided, however, that Lessee shall have the right to remove any surplus earth, clay, gravel, sand or stones off the premises of the land during or in the course of the construction or erection of any buildings or structures on the land; provided further that the Lessor shall always reserve the right of ownership over all minerals as may exist underneath the leasehold land; also provided that the actual exercise of the right by the Lessor shall be with the consent of the Lessee who shall be obligated to give its consent within sixty days from the receipt of a notice issued by the Lessor to the Lessee in this behalf, failing which the matter would be dealt with by the Lessor in accordance with law. Also provided that the Lessee shall be entitled to compensation according to law in case the Lessee suffers, due directly to the exercise of the right by the Lessor, any loss or damage to the assets created by it on the demised land.
15. Lessee shall ensure that, except to the extent duly permitted by the Government Authorities concerned
 - (a) no effluent or other waste material which will cause toxic reactions or be

otherwise injurious to public health, is discharged into any adjoining land, drain, sewer, stream or river ; and

- (b) no smoke or fume is released into the open air without adequate treatment according to applicable standards as may be prescribed by the State Government of West Bengal or other competent authority in this regard.

Upon failure of Lessee to do so, Lessor or other competent authority, after notice to Lessee, may cause any such environmental nuisance to be removed or otherwise properly dealt with as Lessor may think fit in the interest of public health and safety, and all expenses incurred by Lessor in that regard shall be recoverable from Lessee.

16. Lessee shall comply with the provisions of the Water (Prevention and Control of Pollution) Act 1974 and the Air (Prevention and Control of Pollution) Act 1981 and other applicable Acts or Rules of the Republic of India and the State of West Bengal relating to the control over environmental pollution.
17. Lessee shall preserve the boundaries of the Land intact and shall keep them well demarcated according to reasonable requisition as may be, from time to time, made by Lessor and shall point them out when required by Lessor. Should any boundary mark of the Land be lost, Lessee shall so notify to Lessor without undue delay, and Lessor or any officer authorised by Lessor on its behalf shall be allowed to inspect the boundary mark of land at any time upon prior notice being given to Lessee.
18. Lessee shall not convert the land or any part thereof into, nor allow the land to be used as, a place of religious worship, or for any other religious purpose or for cremation or burial or for any purpose other than the purpose for which this Lease is being given.
19. Lessee shall not sublet the leasehold land or any part thereof without the prior written consent of Lessor.

Land become a source of danger to the public peace, public safety or tranquility, or allow any activities therein to subvert any government established by the laws of India.

21. Lessee shall permit Lessor or its officers authorized in that behalf, on 24 hours' prior notice, at all reasonable time during the erection of buildings on the land, to enter upon the land to inspect the condition of the buildings under construction and for any other reasonable purpose.
22. Lessee may, in order to secure any loan or financial facility obtained by it, mortgage, or otherwise create any third party rights in or to its lease hold interest in the demised land in favour of any financial institution(s) and / or bank(s), established by or in accordance with law, and person(s) other than financial institutions or banks; provided that for creation of third party rights in the leasehold interest in favour of any person(s) other than bank(s) and / or financial institution(s) the Lessee shall have to obtain prior permission of the Lessor which permission shall not be withheld or delayed unreasonably.
23. Lessee shall have the right to at any time transfer its leasehold interest in the land or any part thereof to any third party but only with prior written consent of Lessor, which consent shall not be delayed or withheld unreasonably, in which case Lessor shall make necessary arrangements for the implementation of such proposed transfer in cooperation with Lessee, including, but not limited to (i) cancelling such relevant part of the Lease (ii) entering into a fresh Lease with such third party and (iii) refunding Lessee the relevant portion of the premium as calculated in accordance with the formula set forth hereinafter in clause 29 or permitting Lessee to recover such portion of the premium from such third party.
24. Lessee shall pay and discharge all rates, taxes and assessments, duties, impositions, outgoings and burdens whatsoever assessed, charged or imposed upon Land or upon the occupier thereof in respect of the period of the Lease.
25. In the event that the Lessee should fail to utilise the Project Land given to it on

30. Neither termination nor expiration of the Lease shall relieve any party of any obligation or liability accrued prior to or upon termination or expiration, as the case may be, of the Lease.
31. This Lease shall be governed by and construed in accordance with the laws of India.
32. Notices and communications to be served on the other party hereunder shall be made to its address by registered mail and shall be deemed to have been received by such other party on the date the mail reaches such other party. Should there be any change of address of either party herein, the change required shall be notified to the other party.
33. Save and except as otherwise specifically provided for herein and / or consequent to any order of the competent court in India, neither party hereto shall assign or transfer its rights or obligations under this Agreement, in whole or in part, without the prior written consent of the other party. Subject to the provisions of this , this agreement shall be binding upon the successors and assigns of the parties hereto.
34. If any of the provisions of this Agreement is invalid, illegal or unenforceable in any respect under any law of India, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.
35. No amendment, modification, waiver or discharge of this Agreement or any provisions hereof shall be binding upon the parties hereto unless it is confirmed by a written instrument to be signed by the parties hereto.
36. This Agreement and all of the Schedules attached hereto contain the entire and final agreement of the parties hereto with respect to the subject matters of this Agreement and supersede any and all prior agreements, written or oral, with respect to the subject matters of this Agreement.

IN WITNESS WHEREOF, the parties in these presents have hereunto set and subscribed their respective hands and affixed official stamps as of the day, month and year first above written.

Signed sealed and delivered by SPECIAL OFFICER, URBAN DEVELOPMENT
(T & CP) DEPARTMENT, GOVERNMENT OF WEST BENGAL & CHIEF
EXECUTIVE OFFICER, HALDIA
DEVELOPMENT AUTHORITY

Hariz Aftab
Chief Executive Officer
Haldia Development Authority

for and on behalf of the GOVERNOR of the State of West Bengal as LESSOR in the presence of :

First Witness :

P. K. Mukhopadhyay
(P. K. Mukhopadhyay)
Assistant Executive Officer

Address :

HALDIA DEVELOPMENT AUTHORITY

Second Witness :

Gautam Chakravarty
(GAUTAM CHAKRAVARTY)
Planning Assistant

Address :

Haldia Development Authority

Signed by

For MCC PTA India Corp. Private Limited

Kenzo Tamura
(KENZO TAMURA) Director

For and on behalf of MCC PTA INDIA CORP. PRIVATE LIMITED as the LESSEE in presence of :

First Witness : DEBA PRASAD GHOSH

DP Ghosh

Address :

SIDDHA POINT (4TH FLOOR)
101 PARK STREET, CALCUTTA-700016

Second Witness :

SAJAL GHOSH

Sajal Ghosh

Address

SIDDHA POINT (4TH FLOOR)
101 PARK STREET, CALCUTTA-700016

ANNEXURE - I

BHUNIARAICHAK (122) : 59.875 (←) 2131/410

ALICHAK (128) : 51.350

TOTAL : 111.225 acres

Mouza : Bhuniaraichak
J.L. NO. 122

2

Plot No.	Total area	Area within alignment	Plot No.	Total area	Area within alignment
			B/F		6.435
734P	0.31	0.02	786	0.14	0.14
737P	0.11	0.03	787	0.04	0.04
740P	0.01	0.005	788	0.05	0.05
741P	0.03	0.01	789	0.07	0.07
742P	0.12	0.06	790	0.11	0.11
743	0.22	0.22	791	0.10	0.10
744	0.10	0.10	792	0.11	0.11
745	0.08	0.08	793	0.24	0.24
746	0.07	0.07	793/1555	0.08	0.08
747	0.18	0.18	793/1486	0.25	0.25
748	0.11	0.11	794	0.10	0.10
748/1485	0.09	0.09	794/1463	0.10	0.10
749	0.50	0.50	794/1487	0.05	0.05
750	0.16	0.16	795	0.08	0.08
751	0.17	0.17	796P	1.23	0.50
752	0.14	0.14	797	0.41	0.41
753	0.35	0.35	798	0.18	0.18
754	0.08	0.08	799	0.29	0.29
755	0.15	0.15	800	0.27	0.27
756	0.14	0.14	801	0.19	0.19
757	0.08	0.08	802	0.16	0.16
757/1462	0.04	0.04	803	0.25	0.25
758	0.16	0.16	804	0.63	0.63
758/1517	0.03	0.03	805	0.07	0.07
759	0.12	0.12	806	0.06	0.06
760	0.08	0.08	807	0.05	0.05
761	0.22	0.22	808	0.06	0.06
762	0.07	0.07	809	0.05	0.05
763	0.04	0.04	810	0.10	0.10
764	0.09	0.09	810/1465	0.07	0.07
765	0.17	0.17	811	0.04	0.04
766	0.06	0.06	811/1464	0.06	0.06
767	0.03	0.03	812	0.03	0.03
768	0.04	0.04	813	0.08	0.08
769	0.11	0.11	814	0.12	0.12
770	0.06	0.06	814/1403	0.10	0.10
771	0.05	0.05	815	0.06	0.06
772	0.11	0.11	816	0.06	0.06
773	0.08	0.08	817	0.04	0.04
774	0.03	0.03	818	0.14	0.14
775	0.04	0.04	819	0.42	0.42
776	0.05	0.05	820	0.09	0.09
777	0.15	0.15	821	0.16	0.16
778	0.10	0.10	821/1554	0.23	0.23
779	0.20	0.20	822	0.12	0.12
780	0.31	0.31	823	0.25	0.25
781	0.15	0.15	824	0.09	0.09
782	0.62	0.62	825	0.02	0.02
783	0.31	0.31	826	0.04	0.04
784	0.08	0.08	827	0.05	0.05
785	0.09	0.09	828	0.08	0.08
C/O		6.435	C/O		13.575

Checked & verified

12/11/2009

Chief Executive Officer
Baldia Development Authority

For MCC PTA India Corp. Private Limited

Director

Mouza : Bhuniarachak
J.L. NO. 122

3

Plot No.	Total area	Area within alignment	Plot No.	Total area	Area within alignment
B/F		13.575	B/F		21.935
829	0.16	0.16	903P	0.22	0.01
830	0.04	0.04	904P	0.16	0.15
831	0.02	0.02	905	0.05	0.05
832	0.33	0.33	906	0.09	0.09
833	0.05	0.05	907	0.08	0.08
834	0.14	0.14	908	0.21	0.21
835	0.27	0.27	909	0.09	0.09
836	0.12	0.12	910	0.06	0.06
837	0.15	0.15	911	0.16	0.16
838	0.13	0.13	912	0.18	0.18
839	0.15	0.15	913P	0.13	0.06
840	0.25	0.25	914P	0.10	0.01
841	0.07	0.07	924P	0.19	0.03
842	0.10	0.10	926P	0.53	0.45
843	0.05	0.05	* 927	0.61	0.61
844	0.05	0.05	928P	0.04	0.02
845	0.02	0.02	930P	0.13	0.02
846	0.11	0.11	931P	0.13	0.02
847	0.12	0.12	932P	0.08	0.01
848	0.91	0.91	944P	0.34	0.03
849	0.26	0.26	945P	0.22	0.14
850	0.08	0.08	1103/1470	0.10	0.10
851	0.14	0.14	1103/1471	0.10	0.10
852	0.10	0.10	1380/1472P	1.72	0.22
853	0.17	0.17	1136P	0.82	0.02
854	0.81	0.81	1147P	0.47	0.03
855	0.35	0.35	1149P	0.14	0.07
856	0.15	0.15	1150P	1.02	0.97
857	0.13	0.13	1151	0.12	0.12
858	0.07	0.07	1152	0.14	0.14
859	0.10	0.10	1153	0.05	0.05
860	0.03	0.03	1154P	0.67	0.65
861	0.05	0.05	1154/1550P	0.08	0.07
862	0.18	0.18	1155	0.17	0.17
863	0.22	0.22	1156P	0.30	0.01
863/1552	0.28	0.28	1158P	0.20	0.08
864	0.08	0.08	1160P	0.29	0.05
865P	0.33	0.28	1161P	0.07	0.02
889P	0.28	0.02	1162	0.08	0.08
890/1466P	0.09	0.08	1163	0.25	0.25
891	0.07	0.07	1164	0.10	0.10
892P	0.24	0.14	1165	0.08	0.08
893	0.19	0.19	1166	0.07	0.07
894	0.13	0.13	1167	0.53	0.53
895	0.31	0.31	1168	0.21	0.21
896	0.04	0.04	1169	0.32	0.32
897	0.05	0.05	1170	0.07	0.07
898	0.24	0.24	1171	0.20	0.20
899	0.21	0.21	1172	0.31	0.31
900P	0.38	0.02	1173	0.26	0.26
901P	0.36	0.13	1174	0.38	0.38
902P	0.11	0.01	1175	0.13	0.13

C/O : 21.935

C/O : 30.275

Checked & verified

[Signature]
17.1.2000
SURVEYOR
Haldia Development Authority

[Signature]
Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited

[Signature]
Director

Mouza : Bhuniaraichak
J.L. NO. 122

Plot No.	Total area	Area within alignment	Plot No.	Total area	Area within alignment
B/F		30.275	B/F		36.695
1176	0.09	0.09	1228	0.20	0.20
1177	0.08	0.08	1229	0.08	0.08
1178	0.07	0.07	1230	0.04	0.04
1179	0.06	0.06	1231	0.04	0.04
1180	0.08	0.08	1232	0.20	0.20
√1181	0.01	0.01	1233	0.18	0.18
1182	0.30	0.30	1234	0.06	0.06
1183	0.12	0.12	1235	0.13	0.13
1184	0.07	0.07	1236	0.13	0.13
1185	0.12	0.12	1237	0.15	0.15
1186	0.45	0.45	1238	0.08	0.08
1187	0.22	0.22	1239	0.05	0.05
1187/1493	0.23	0.23	1240	0.05	0.05
1188	0.27	0.27	1241	0.03	0.03
1189	0.09	0.09	1242	0.03	0.03
1190	0.14	0.14	1243	0.22	0.22
1191	0.18	0.18	1244	0.03	0.03
1192	0.31	0.31	1245	0.02	0.02
1192/1473	0.20	0.20	1246	0.14	0.14
1193	0.04	0.04	1247	0.03	0.03
1194	0.06	0.06	1248	0.06	0.06
1195	0.08	0.08	1249	0.05	0.05
1196	0.13	0.13	1250	0.08	0.08
1197	0.09	0.09	1250/1407	0.09	0.09
1198	0.06	0.06	1251	0.08	0.08
1199	0.27	0.27	1252	0.30	0.30
1200	0.08	0.08	1253	0.10	0.10
√1201	0.13 (v)	0.13	1254	0.27	0.27
1202	0.07	0.07	1255	0.12	0.12
1203	0.08	0.08	1256	0.04	0.04
1204	0.03	0.03	1257	0.01	0.01
1205	0.19	0.19	1258	0.13	0.13
√1206	0.02 (v)	0.02	1259	0.02	0.02
√1207	0.05 (v)	0.05	1260	0.26	0.26
1208	0.01	0.01	1261	0.12	0.12
1209	0.09	0.09	1262	0.15	0.15
1210	0.02	0.02	1263	0.20	0.20
1211	0.02	0.02	1264	0.14	0.14
1212	0.02	0.02	1265	0.90	0.90
1213	0.11	0.11	1266	0.17	0.17
√1214	0.41 (v)	0.41	1266/1556	0.10	0.10
1215	0.11	0.11	1267	0.22	0.22
1216	0.02	0.02	1268	0.02	0.02
1217	0.02	0.02	1269	0.06	0.06
1218	0.06	0.06	1270	0.12	0.12
1219	0.08	0.08	1271	0.06	0.06
1220	0.17	0.17	1272	0.22	0.22
1221	0.20	0.20	1273	0.14	0.14
1223	0.25	0.25	1273/1494	0.15	0.15
1224	0.20	0.20	1274	0.18	0.18
1225	0.03	0.03	1275	0.18	0.18
1226	0.05	0.05	1276	0.38	0.38
1227	0.08	0.08	√1276/1474	0.09	0.09

C/O : 36.695

C/O : 43.795

Checked & verified

17.1.2020
SURVEYOR
Haldia Development Authority

Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited

Director

Mouza : Bhuniaraichak
J.L. NO. 122

5

Plot No.	Total area	Area within alignment	Plot No.	Total area	Area within alignment
B/F		43.795	B/F		52.485
1277	0.46	0.46	1318	0.15	0.15
1278	0.05	0.05	1319	0.79	0.79
1279	0.49	0.49	1320	0.35	0.35
1280	0.46	0.46	1321	0.40	0.40
1281	0.08	0.08	1322	0.05	0.05
1282	0.19	0.19	1323	0.24	0.24
1283	0.06	0.06	1324	0.35	0.35
1284	0.05	0.05	1325	0.12	0.12
1285	0.15	0.15	1326	0.33	0.33
1286	0.16	0.16	1327	0.09	0.09
1287	0.16	0.16	1328	0.44	0.44
1288	0.10	0.10	1329	0.60	0.60
1289	0.11	0.11	1330	0.42	0.42
1290	0.42	0.42	1331	0.57	0.57
1291	0.08	0.08	1332	0.53	0.53
1292	0.09	0.09	1333	0.38	0.38
1293	0.10	0.10	1334	0.47	0.47
1294	0.11	0.11	1335	0.15	0.15
1295	0.07	0.07	1335/1497	0.14	0.14
1296	0.03	0.03	1336P	0.33	0.32
1297	0.73	0.73	1336/1498P	0.24	0.13
1298	0.09	0.09	1337	0.15	0.15
1299	0.32	0.32	1337/1499P	0.16	0.02
1300	0.09	0.09	1338	0.03	0.03
1301	0.23	0.23	1339P	0.33	0.17
1302	0.40	0.40			
1303	0.05	0.05			
1304	0.10	0.10			
1305	0.32	0.32			
1306	0.26	0.26			
1307	0.09	0.09			
1308	0.13	0.13			
1309	0.12	0.12			
✓ 1310	0.19 (15)	0.19			
1311	0.17	0.17			
1312	0.43	0.43			
1312/1495	0.21	0.21			
1312/1496	0.29	0.29			
1313	0.28	0.28			
1314	0.15	0.15			
1315	0.07	0.07			
1316	0.25	0.25			
1317	0.30	0.30			

TOTAL : 59.875

C/O : 52.485

Checked & verified

Spm.
17.1.2000

SUPERVISOR
Haldia Development Authority

le
Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited

lt
Director

Mouza : Alichak
J.L. No. 128

6

Plot No.	Total area	Area within alignment	Plot No.	Total area	Area within alignment
N1P	1.58	0.10	B/F		26.02
6	0.24	0.24	59	0.15	0.15
V 7P	0.55	0.50	60	0.22	0.22
8	0.37	0.37	61	0.28	0.28
9	0.43	0.43	62	0.29	0.29
10	1.04	1.04	63	0.08	0.08
10/408	0.61	0.61	64	0.04	0.04
11	0.40	0.40	65	0.10	0.10
12	0.19	0.19	66	0.04	0.04
13	0.23	0.23	67	0.05	0.05
14	0.27	0.27	68	0.13	0.13
15	0.44	0.44	69	0.23	0.23
16	0.52	0.52	70	0.03	0.03
17	0.17	0.17	71	0.11	0.11
18	0.20	0.20	72	0.16	0.16
19	0.65	0.65	73	0.39	0.39
21	0.82	0.82	74	0.06	0.06
22	0.36	0.36	75	0.32	0.32
V23	0.43 (1)	0.43 (2)	76	0.80	0.80
24	0.31	0.31	77	0.27	0.27
V25P	1.15	0.55	78	0.49	0.49
V26P	0.59	0.44	79	0.45	0.45
27	0.46	0.46	82	0.52	0.52
V28	0.08	0.08	83	0.25	0.25
29	0.30	0.30	83/395	0.18	0.18
30	0.20	0.20	85	0.23	0.23
31	0.27	0.27	85/396	0.15	0.15
32	0.06	0.06	86	0.11	0.11
33	0.12	0.12	87	0.07	0.07
34	0.36	0.36	88	0.33	0.33
34/409	0.31	0.31	89	2.23	2.23
35P	10.66	8.00	90	1.41	1.41
36P	0.68	0.19	91	0.33	0.33
41P	0.40	0.02	92	0.18	0.18
42	0.31	0.31	93	0.11	0.11
43	0.45	0.45	94	0.09	0.09
44P	0.90	0.30	95	0.30	0.30
46P	0.69	0.51	95/383	0.19	0.19
47	0.16	0.16	96	0.12	0.12
V48	0.59 (1)	0.59	97	0.11	0.11
V49	0.35 (1)	0.35	98	0.20	0.20
V50	0.68	0.68	99	0.14	0.14
V51	1.00	1.00	100	0.59	0.59
52	0.09	0.09	101	0.20	0.20
53	0.12	0.12	102	0.07	0.07
54	0.16	0.16	102/397	0.06	0.06
55	0.17	0.17	V103	0.13	0.13
56	0.41	0.41	104	0.13	0.13
56/423	0.41	0.41	105	0.25	0.25
57	0.48	0.48	106	0.24	0.24
58	0.19	0.19	107	0.12	0.12
C/O		26.02	C/O		39.75

Checked & verified

[Signature]
SURVEYOR
Haldia Development Authority

[Signature]
Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited

[Signature]
Director

Mouza : Alichak
J.L. No. 128

7

Plot No.	Total area	Area within alignment	Plot No.	Total area	Area within alignment
B/F		39.75	B/F		45.32
108	0.14	0.14	147	0.25	0.25
109	0.26	0.26	148	0.47	0.47
110	0.27	0.27	149	0.43	0.43
111	0.42	0.42	49/379	0.33	0.33
111/384	0.09	0.09	150P	0.22	0.21
112	0.75	0.75	150/402	0.20	0.20
113P	0.50	0.40	151P	0.30	0.25
114P	0.24	0.10	152P	0.30	0.14
115P	0.06	0.01	154P	0.10	0.09
116	0.17	0.17	155P	0.17	0.15
117	0.20	0.20	156P	0.35	0.04
118P	0.14	0.02	157P	0.14	0.07
120P	0.20	0.05	158	0.15	0.15
✓ 123P	0.20	0.05	159P	1.22	1.09
136P	0.29	0.19	160	0.11	0.11
137P	0.68	0.01	161P	1.07	0.74
141P	0.84	0.74	176P	0.49	0.29
142	0.29	0.29	177P	0.89	0.54
143	0.24	0.24	34/410	0.31	0.31
144	0.53	0.53	6/437	0.08	0.08
145	0.06	0.06	28/438	0.09	0.09
146	0.58	0.58			
C/O : 45.32			TOTAL : 51.35		

Checked & verified

S. P. M.
17.1.2000
SURVEYOR
Haldia Development Authority

[Signature]
Chief Executive Officer
Haldia Development Authority

For MCC PTA India Corp. Private Limited


Kt
Director

RAMNAGAR
J.L. NO. 124.

King's Tanka

PURBARAGHUNATH CHAK - J.L. NO. 127.

BHUNARAY CHAK - J.L. NO. 122.

LAND TO BE HANDED OVER SHOWN THUS: 

OFFICE OF THE CHIEF EXECUTIVE OFFICER
HALDIA DEVELOPMENT AUTHORITY.
DURGACHAK, MIDNAPORE.

L.R. Plot of 111-225 acres land in mouza Bhuniarachak J.L. NO. 122 (59.875 acres) and Alichak J.L. NO. 128 (51.35 acres).
P.S. Sutahata, Midnapore. Handed over to M.C.C. PTA India Corp. private Limited.



Scale

1: 3960

JOB NO - 185

Date

DRG NO-HDA/LT-34 17.1.2000

Traced by

CHECKED BY

SIGNED BY

Counter signed by

S. Chatterjee
17.1.2000

S. K. Ghosh
17.1.2000
KGO

Car
17/1/2000
Plg Asstt/HDA AEO(S&L)/HDA

R. K. Ghosh
17.1.2000

Chief Executive Officer
17.1.2000
Haldia Development Authority
CEO/HDA

DATED THIS 7th DAY OF March 2010

BETWEEN

THE GOVERNOR OF THE STATE OF WEST
BENGAL
...Lessor

AND

MCC PTA INDIA CORP. PRIVATE LIMITED
... Lessee

INDENTURE OF LEASE

Khaitan & Co.
Advocate
9, OLD POST OFFICE STREET
CALCUTTA 70001